

ZONING ADMINISTRATOR

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COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR
Planning and Building Department
3015 H St.
Eureka, CA 95501

AGENDA

Thursday, September 19, 2019

10:00 AM

Regular Meeting

- A. CALL TO ORDER**
- B. AGENDA MODIFICATIONS**
- C. PUBLIC COMMENT**
- D. CONSENT CALENDAR**

1. Arcata Land Company, LLC

Application Number 15594

Record Number: PLN-2019-15594-SP1

Assessor's Parcel Numbers: 506-231-010 and 506-131-016

2920 Foster Avenue, Arcata area

Project Description: Arcata Land Company, LLC is seeking three Special Permits (SP) for the development and operation of cannabis processing, manufacturing, and wholesale distribution facilities located within approximately 54,000 square feet of an existing 400,000 square-foot structure.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15301 of the State CEQA Guidelines, make all the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolutions approving the proposed Arcata Land Company, LLC Special Permit subject to the recommended conditions.

Attachments: [Item #1 PLN-2019-15594-SP1 Staff Report.pdf](#)

2. Headwater Organics LLC

Application Number 15753

Record Number PLN-2019-15753

Assessor's Parcel Number 404-023-018

3527 Greenwood Heights Dr, Kneeland area

Project Description: Headwater Organics, LLC requests a Modification to an approved Special Permit for Microbusiness (PLN-2018-15092) consisting of 1,800 square feet of new mixed light cannabis cultivation, non-volatile manufacturing, and distribution on a 5-acre parcel. The Modification is to change the location of the processing, manufacturing, and distribution activity to a proposed new 880 square-foot commercial building instead of an existing garage.

Staff Recommendation: Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Modification for the approved Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Headwater Organics, LLC Modification for the approved Special Permit subject to the recommended conditions.

Attachments: [Item #2 PLN-2019-15753 Staff Report.pdf](#)

3. Cahill Dairy Coastal Development Permit

Record/Case Number: PLN-2019-15495

Assessor Parcel Number: 106-011-004

439 Fulmor Road, Ferndale area

Project Description: A Coastal Development Permit (CDP) application to facilitate construction of one (1) pole barn on a working dairy farm. The 15,725 square foot (85' x 185') barn would be placed over an existing uncovered shaving lot with the purpose of improving the quality of both stormwater runoff and soil health. Presently, stormwater that falls onto the shaving lot mixes with shavings and animal waste, and then drains onto adjacent pasture. The roof of the proposed barn would intercept the stormwater before it falls onto the shaving lot, essentially acting as a filter, prior to conveying clean water to the pasture. Minimal ground disturbance would be required. No vegetation removal would occur. No utilities would be provided to the barn.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15311 of the State CEQA Guidelines, make the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Cahill Dairy project subject to the recommended conditions.

Attachments: [Item #3 PLN-2019-15495 Staff Report.pdf](#)

4. Rolling Fog, LLC Special Permit

Record Number: PLN-12876-SP

Assessor's Parcel Number: 095-181-008

180 Madrone Drive, Weott area

Project Description: A Special Permit (SP) 7,575 square feet of existing cannabis cultivation, of which 4,215 square feet (sf) is outdoor and 3,360 sf is mixed-light. Two (2) existing cultivation areas are proposed to be decommissioned and relocated on-site to an environmentally superior area.

Staff Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the proposed Rolling Fog, LLC Special Permit subject to the recommended conditions.

Attachments: [Item #4 PLN-12876-SP Staff Report.pdf](#)

5. Domeside Gardens, LLC

Record Number: PLN-11414-SP

Assessor's Parcel Number: 221-061-016

3780 Thomas Road, Myers Flat area

Project Description: A Special Permit for an existing 9,700-square-foot commercial cannabis operation, consisting of 8,100 square feet (sf) of outdoor cultivation and 1,600 sf of mixed light cultivation. The applicant is proposing to re-organize outdoor and mixed light cultivation in the pre-existing cultivation footprint. The proposed project also includes a Special Permit to reduce the 600-foot setback from adjacent public lands owned by the Bureau of Land Management.

Staff Recommendation: Find that the Zoning Administrator has considered the Addendum to the Mitigated Negative Declaration adopted for the Commercial Medical Marijuana Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit based on evidence in the staff report and adopt the Resolution approving the proposed Domeside Gardens, LLC, project subject to the recommended conditions.

Attachments: [Item #5 PLN-11414-SP Staff Report.pdf](#)

6. Skyline Farms, LLC Special Permit & Lot Line Adjustment

Record No.: PLN-11812-SP & PLN-2018-15087

Assessor's Parcel Number 220-312-011 & 220-312-007

209 Seely Creek Road, Redway area

Project Description: A Special Permit for an existing 10,000 square foot (sf) cannabis cultivation operation with a 1,000-sf ancillary nursery, a special permit for agricultural diversion within the Streamside Management Area, and a Lot Line Adjustment (LLA) between two parcels resulting in two parcels of 58 acres and 85 acres respectively. The purpose of the LLA is to place a pre-existing cultivation site on the parcel associated with its operation and to meet all applicable setbacks.

Staff Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section §15164 of the State CEQA Guidelines, make the required findings for approval of the Special Permits & Lot Line Adjustment based on evidence in the staff report and adopt the Resolution approving the Skyline Farms, LLC Special Permits & Lot Line Adjustments as recommended by staff subject to the recommended conditions.

Attachments: [Item #6 PLN-11812-SP_PLN-2018-15087 Staff Report.pdf](#)

7. Sawtooth Ridge LLC, Special Permits

Record Number PLN-11378-SP

Case Number SP16-216

Assessor's Parcel Number (APN) 529-282-012 & 529-282-013

1528 Red Cap Road, Orleans area

Project Description: Sawtooth Ridge, LLC seeks a Special Permit (SP16-216) for an existing 6,700 square foot (SF) mixed-light cultivation operation consisting of four (4) greenhouses utilizing low-wattage lighting and light deprivation to obtain up to two (2) harvests annually. A Special Permit is requested for a setback reduction to Six Rivers National Forest to less than 600 feet.

Staff Recommendation: Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Land Use Ordinance (CCMLUO) as described by Section §15164 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permits based on evidence in the staff report, and adopt the Resolution approving the proposed Sawtooth Ridge, LLC project subject to the recommended conditions.

Attachments: [Item #7 PLN-11378-SP Staff Report.pdf](#)

E. PUBLIC HEARINGS**F. ADJOURNMENT**